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March 13, 2025

City of Rancho Cucamonga
John R. Gillison, City Manager
c/o Jasmin Oriel, CMC, CRMC
c/o Zack Neighbors, CASp, CBO
Director of Building and Safety Services
10500 Civic Center Drive
Rancho Cucamonga, CA 91730-3801

Re: Development Impact Fee Nexus Study

Dear Mr. Gillison,

Thank you for providing the Desert Valleys Builders Association (DVBA) with the opportunity to examine and comment on the City of Rancho Cucamonga *Development Impact Fee Nexus Study*, dated February 20, 2025. We believe this is the third draft of this study.

The Mitigation Fee Act has had recent amendments such as AB 602 and SB 937. AB 602 simplifies creating a “nexus” between new construction and the costs to provide the necessary infrastructure at current population ratios. SB 937 requires more transparency in the reporting on capital improvement projects, costs, and timing.

The City’s consulting firm NBS has adhered quite well to the intent of AB 602. We appreciate this, as trying to establish a higher level of service is problematic as it requires the existing city’s population to buy in to the higher standard.

In this iteration of the development impact fee study, staff and NDS re-evaluated existing infrastructure finding minor discrepancies. These resulted in reducing the current level of service calculations, thus moderating some identified needs. The costs have been reduced significantly when compared to the Development Impact Fee Study dated November 1, 2024.



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Finally, the concept of the city adopting annual CPI or ENR-CCI inflationary index increases on an annual basis is supported by the Desert Valleys Builders Association. However, a fee study update, summary, and staff report should be provided prior to the public hearing to adopt the fee increase. The reasoning is in Government Code 66016. The agency must show that the increase does not exceed the costs to provide the infrastructure.

The Desert Valleys Builders Association supports the adoption of this study to establish a development impact fee schedule.

Sincerely,

Respectfully,


Gretchen Gutierrez
Chief Executive Officer